

CITY OF MEDINA
Planning Commission Meeting

*July 25, 2006
7:00 p.m.*

*Medina City Hall
501 Evergreen Point Road*

CALL TO ORDER

Mark Nelson called the Planning Commission meeting of July 25, 2006, to order at 7:07 pm.

ROLL CALL

Present: Jim Frank, John Maffei, Mark Nelson, Judie O'Brien, and Karen Sparks, Gerry Zyfers

Absent: Bret Jordan

Staff Present: Joseph Gellings, Director of Development Services; Tim Tobin, City Engineering Consultant; and Rachel Baker, City Clerk

ANNOUNCEMENTS

Commissioners welcomed Karen Sparks, appointed to position number three by the city council effective July 1, 2006.

Gellings announced commissioners could leave behind unmarked construction mitigation plan documents for use during final permit issuance in an effort to reduce paperwork and applicant burden.

MINUTES

MOTION MAFFEI AND SECOND O'BRIEN TO APPROVE JUNE 27, 2006 MEETING MINUTES AS SUBMITTED, MOTION PASSED 6-0; 7:08 PM.
--

PUBLIC HEARING

Construction Mitigation Plan, Level Two, C-1278
2058 – 78th Avenue Northeast, Medina, 7:08 pm

Tobin read staff report and recommended approval of the construction mitigation plan following a public hearing and with the five additional conditions as outlined in report.

Nelson opened the public hearing at 7:13 pm.

*Alan Braden, Senior Project Manager, Metropolitan Design and Construction
13850 Bel-Red Road, Bellevue, WA; 7:14 pm*

Mr. Braden answered commissioner's questions regarding location of portable toilet.

Nelson closed the public hearing at 7:16 pm and commissioners entered into discussion.

MOTION ZYFERS AND SECOND FRANK TO APPROVE STAFF RECOMMENATION FOR CONSTRUCTION MITIGATION PLAN C-1278 AS SUBMITTED, MOTION PASSED 6-0, 7:21 PM.

DISCUSSION

Construction Mitigation Plan Ordinance Revisions (7:23 pm)

Gellings conveyed the final draft of code changes reflects changes and edits discussed by the planning commission and also includes a list identifying how proposed changes would reduce paperwork for applicants.

Gellings requested direction from the commission regarding tree protection if located on a property line neighboring a construction site. He questioned if protection requirements should be addressed in construction mitigation plans and in the code. Commission recommended against code change and Tobin suggested retaining 15.20.030 (m) and removing 15.20.040 (s) and the commission agreed.

Commissioners further discussed final draft and recommended the following changes:

- Under 8.06.30, add line such as "if work starts before 7:30 am your plan will be subject to a construction mitigation plan" for purpose of consistency with code of conduct language.
- Under 15.04.040, add "building" to permit, and change "liable" to "responsible"
- 15.20.005 (B), remove "by"
- 15.20.005 (C), adopt definition of building cost as defined in building code for purpose of consistency
- Under 15.20.010 (C) (h), add "associated with this project" and remove "Medina"
- Consistency with capitalization throughout document
- Under 15.20.040 (G), change to "Blockage of private lanes and shared driveways are generally prohibited. If necessary, it must be coordinated with affected neighbors....".
- Under 15.20.040 (R), change "promises" to "acknowledges responsibility"
- Remove hyphen from final sentence under 15.20.090 (B)

Gellings conveyed he would copy the final document to all commissioners via email, in lieu of holding a special meeting, after the city attorney's review and would forward additional concerns/comments from the commission to the city council.

Commission reviewed application cover page and suggested the following changes:

- Remove "entering Medina" from step 1, number 1, and
- Add "workers arriving on site before official start of work shall not make noise..." for clarification and consistency

MOTION O'BRIEN AND SECOND ZYFERS TO ACCEPT REVISED CONSTRUCTION MITIGATION PLAN AS AMENDED, MOTION CARRIED 6-0, 9:43 PM.

Use of Original Building Grade in Maximum Building Heights (9:44 pm)

Gellings defined original grade and conveyed direction was needed from the planning commission in order to provide a recommendation to the city council.

MOTION MAFFEI AND SECOND FRANK TO APPROVE CHANGE AS WRITTEN (REPLACE ALL REFERENCES PERTAINING TO HEIGHT REGULATIONS OF "ORIGINAL GRADE" TO "PRE-EXISTING GRADE"), MOTION CARRIED 4-1-1 (O'BRIEN OPPOSED AND ZYFERS ABSTAINED), 10:19 PM.

ADJOURNMENT

MOTION AND SECOND TO ADJOURN JULY 25, 2006 PLANNING COMMISSION MEETING, MOTION CARRIED 6-0, 10:20 PM.

The Planning Commission meeting of July 25, 2006, adjourned at 10:20 pm.

The next Planning Commission meeting is scheduled for Tuesday, August 22, 2006, at 7:00 pm.

Minutes taken by:

Rachel Baker, City Clerk